



McChord Engineering Associates, Inc.

Civil Engineers and Land Planners

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March 30, 2021

Environmental Protection Commission
Darien Town Hall
2 Renshaw Road
Darien, CT 06820

Re: Summary of Proposed Activity
Proposed Site Development
19 Holly Lane, Darien, CT
Map 09, Lot 143

Dear Commissioners:

This office has been commissioned by Dan and Jen Anderson to prepare an application to the Environmental Protection Commission (EPC) for the proposed site development of 19 Holly Lane. The project requires an EPC application because there will be disturbance within the inland wetlands on-site and within the 50' upland review area of the inland wetlands. The following is a summary of the existing property, proposed development and regulated activity.

The property totals 1.12-acres and is located within Darien's "R-1" zone. It is currently developed with a single family residence, driveway, hardscape and lawn. The property has inland wetlands encompassing the northern portion of the property. A portion of the inland wetlands on-site currently exist as lawn. The existing roof leaders discharge to an underground stormwater management system in the rear yard. The stormwater management system is equipped with an outlet structure that discharges to the inland wetlands via a 6" PVC pipe just past the limit of lawn. The property is currently served by town sewer and water.

The proposed site development includes the construction of a new pool and hardscape in an area that currently exists as lawn. The pool and hardscape will be located entirely out of the inland wetlands, but in close proximity. Mitigation plantings are proposed to alleviate this impact. There will be approximately 600 sq. ft. of disturbance within the inland wetlands to install these plantings. Upon completion, there will be approximately 900 sq. ft. of newly planted area that will replace lawn in the inland wetlands and upland review area. For more information on the mitigation plantings, refer to the "Design Concept Drawing" prepared by Wagner Pools, dated January 15, 2021 and last revised March 19, 2021.

The existing stormwater management system will be expanded to control the increase in runoff from the proposed development. The existing outlet structure will be relocated to facilitate the expanded detention system, but the aforementioned outlet pipe will remain in place. Since there is no infiltration capacity in the soils on site, other measures were taken to improve the stormwater quality that flows

to the inland wetlands. The pool and hardscape that is not captured will sheet flow through mitigation plantings before reaching the inland wetlands. Driveway runoff will now be conveyed through a grass lined swale to another newly planted area before reaching the wetlands. Both of these measures will provide filtration of stormwater runoff and improve the water quality being discharged to the inland wetlands. Refer to the "Stormwater Management Report" and "Site Development Plan" submitted by McChord Engineering Associates for additional information.

Excavation and filling is required for the proposed development. Any excess material excavated from the property for the pool construction will be trucked away in order to minimize the amount of stockpiled material on the site. The only earthwork that is proposed within the wetlands is for the mitigation plantings and this will occur in existing lawn area.

Soil and erosion controls, including silt fence, will be employed to protect the wetlands and down-gradient properties during construction. These controls will remain in place until the site is stabilized and permanent vegetative cover has been established. It is the opinion of this office that the proposed site development at 19 Holy Lane will have no adverse impacts to any downstream neighbors or to the inland wetlands on-site.

Sincerely,



Harry Rocheville, E.I.T.
Senior Engineer